

MAP AMENDMENT IN SQUARE 416
REZONING OF LOTS 24, 25, 26, 27, 801, 821, AND 822 FROM R-4 TO C-2-A

Intersection of T and 8th Streets, NW
Washington, D.C.

Submitted by Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed map amendment in Square 416, Lots 24, 25, 26, 27, 801, 821, and 822 from R-4 to C-2-A at the intersection of T and 8th Streets, NW, Washington, D.C. is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

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The Zoning Commission of the District of Columbia has taken a proposed action to approve a map amendment to rezone Lots 24, 25, 26, 27, 801, 821, and 822 in Square 416 from R-4 to C-2-A. Square 416 is bounded by Florida Avenue, 7th, 8th, and T Streets, NW. The lots occupy approximately 3,420 square feet in the southwest corner of Square 416 at the intersection of 8th and T Streets, N.W. and are developed with one-story commercial buildings that front along T Street. However, the current R-4 zoning only allows moderate residential uses and institutional uses as a matter-of-right therefore requiring the current usage to have a special use permit. The current zoning is also inconsistent with the recommendations of the Comprehensive Plan: District Elements, which recommends a mixture of low density commercial and moderate density residential uses. The proposed re-zoning would bring the present use into conformance with zoning and would implement the recommendations of the Comprehensive Plan: District Elements.

The identified federal interests are the Shaw School Urban Renewal Plan and the Greater U Street Historic District. Square 416 is located in the northern portion of the Shaw School Urban Renewal Plan, however the lots of the square proposed for rezoning are not public disposition lots. As a result of the lots being located within the Greater U Street Historic District any development on the site should be coordinated with the D.C. Historic Preservation Review Board.

The maximum building height allowed under the current R-4 zoning is 40 feet; under the proposed C-2-A zoning the maximum building height would be 50 feet. The width of 8th Street, NW is 100 feet and the width of T Street, NW is 90 feet. Therefore, the proposed maximum height would not violate the Height of Buildings Act of 1910, as amended.

The proposed map amendment is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

Marcel C. Acosta
Executive Director